

**Z-09-08-001**

City of Greensboro Planning Department
Zoning Staff Report and Plan Amendment Evaluation

Zoning Commission Hearing Date: August 10, 2009

GENERAL INFORMATION

APPLICANT	James W. Kirkman et al
HEARING TYPE	Rezoning
REQUEST	AG (Agriculture) to CD-LI (Conditional District-Light Industrial)
CONDITIONS	1. Uses: All uses permitted in the Light Industrial zoning district except the following: all agriculture uses, shelter for the homeless, single room occupancy residences (conversion), amusement or water parks, fairgrounds, fraternities or sororities, indoor shooting range, cemeteries/mausoleums, minor land clearing and inert debris landfills, and arms and weapons manufacture.
LOCATION	8828 West Market Street (North side of West Market Street and the terminus of Little Santee Road)
PARCEL ID NUMBER (S)	00-95-7078-0-1125-00-063
PUBLIC NOTIFICATION	The notification area for this public hearing was 600 feet (Chapter 30-9-1.2 of the City Ordinance requires notification of the owner of that parcel of land and the owners of all parcels of land adjoining and contiguous to that parcel of land as shown on the County tax listing). 8 notices were mailed to those property owners in the mailing area.
TRACT SIZE	~0.56 Acres
TOPOGRAPHY	Generally flat
VEGETATION	Residential landscaping

SITE DATA

Existing Use	Single-Family dwelling	
	Adjacent Zoning	Adjacent Land Uses
N	CD-LI (Conditional District-Light Industrial)	Magnolia Manor
E	AG (Agriculture)	Single-Family dwelling
W	CD-LI (Conditional District-Light Industrial)	Undeveloped
S	HI (Heavy Industrial)	Endura Products Inc.

Zoning History

Case #	Date	Request Summary
2504	1996	This property has been zoned Agricultural since it was annexed in 1996

ZONING DISTRICT STANDARDS**District Summary ***

Zoning District Designation:	Existing (AG)	Requested (CD-LI)
Max. Density:	N/A	N/A
Typical Uses	Primarily intended to accommodate uses of an agricultural nature including farm residences and farm tenant housing. It also accommodates scattered non-farm residences on large tracts of land. It is not intended for major residential subdivisions.	Primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial/service activities, which in their normal operations have little or no adverse effect upon adjoining properties.

**These regulations may not reflect the actual requirements for all situations; see the City of Greensboro Zoning Code for actual regulations for site requirements for this zoning district.*

SPECIAL INFORMATION**Overlay District Ordinance/Historic Preservation**

N/A

Environmental/Soils

Water Supply Watershed	Yes, Site drains to Upper Randleman Lake Watershed
Floodplains	N/A
Streams	N/A
Other:	If any new development is proposed site must meet current watershed requirements. 70% is the maximum amount of built upon area allowed per watershed requirements (high density development) if a best management practice is proposed. For low density (0-24%) site must meet score sheet requirements.

Airport Noise Cone

The subject property is not located in the Airport Noise Cone.

Landscaping Requirements

North	Type D Yard – minimum width 5'; 2 understory trees per 100'; 18 shrubs per 100'
South	Street Yard - minimum width 8'; 2 canopy tree per 100', 17 shrubs per 100'
East	Type D Yard – minimum width 5'; 2 understory trees per 100'; 18 shrubs per 100'
West	Type D Yard – minimum width 5'; 2 understory trees per 100'; 18 shrubs per 100'

Tree Preservation Requirements

Acreage	Requirements
0.56 Ac.	1% of lot area and be located within the required planting yard

Transportation

Street Classification	W. Market Street – Major Thoroughfare.
Site Access	Existing.
Traffic Counts:	W. Market Street ADT = 15,630 (2007).
Trip Generation:	N/A.
Sidewalks	Sidewalks are a requirement of the Development Ordinance. 5' sidewalk with a 5' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side (at a minimum, collectors may require sidewalk on both sides) of all other street types. There is a NCDOT road widening project for W. Market street to a four lane divided facility with sidewalk.
Transit in Vicinity	No.
Traffic Impact Study (TIS)	No, not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

IMPACT ANALYSIS**Land Use Compatibility**

The proposed **CD-LI** (Conditional Use – Light Industrial) zoning would allow land uses that are generally compatible with the general character of the area. The surrounding area is primarily office and light industrial.

Connections 2025 Comprehensive Plan Policies

The Generalized Future Land Use Map designates this location as **Industrial Corporate Park**. The requested **CD-LI** (Conditional Use – Light Industrial) zoning district is consistent with this GFLUM designation given the proposed land use supportive of the surrounding area. The property does not require a Comprehensive Plan Amendment since it is less than 1 acre.

Connections 2025 Written Policies

Economic Development Goal: Promote a healthy, diversified economy with a strong tax base and opportunities for employment, entrepreneurship and for-profit and non-profit economic development for all segments of the community.

POLICY 7C: Ensure that city land use policies and regulations allow for an adequate supply of land to accommodate economic development.

POLICY 7C.1: Ensure that adequate land is zoned and has infrastructure available for the various stages of business development.

POLICY 7C.3: Identify brownfield sites and underutilized/abandoned properties and buildings and expedite opportunities for development.

Connections 2025 Map Policies

Industrial/Corporate Park: This designation applies to areas where present or anticipated uses include both light and heavy industrial uses, such as manufacturing, assembly, and fabrication; wholesaling and distribution; and corporate office and technology parks, which may be introduced to replace older heavy industrial uses. Although new residential development is discouraged in areas designated for this land use category, pre-existing residential uses may be present in or adjacent to these areas. As established industrial areas redevelop, such residential, institutional, or similar uses should be protected from adverse impacts (heavy truck traffic, significant outside storage, factors such as noise, dust, and glare, etc.) through performance-based standards, buffers, and proper separation from noxious uses.

CONFORMITY WITH OTHER PLANS

Other Plans - N/A

Staff/Agency Comments

Water Resources

No additional comments

Housing and Community Development

No additional comments.

Planning

This area of the city is characterized with industrial/commercial uses with a few residential uses scattered around. This presents evidence of the transitional nature of this area as residential uses are giving way to industrial/commercial activities.

It is the intent of the applicant to construct professional offices on this site. Staff would like to encourage the applicant to apply the mixed use concept to come out with a design with diverse and attractive mix of uses such as a wider array of economically viable airport-related uses and personal service centers to cater for the anticipated growth of this part of the City.

This request is compatible with the land use pattern in the immediate area since an extensive area on the south side of West Market Street is zoned HI and there are

several conditional light industrial districts to the east, north and west sides of the subject site.

This rezoning request if approved will help promote a diverse mix of uses in the general area especially with the expansion of the Piedmont Triad International Airport and its associated growth of ancillary airport related uses. It will also promote a healthy, diversified economy with a strong tax base and opportunities for employment and entrepreneurship while at the same time promoting sound investment in Greensboro's urban areas. New patterns and intensities of use will also be promoted to increase economic competitiveness and enhance the quality of life in the general area.

This request is consistent with the Industrial/Corporate Park land use classification designated on the Generalized Future Land Use Map of Connections 2025. It meets both the Growth at the Fringe Goal and Economic Development Goal as described above. Furthermore, it is consistent with Policy 7C which is aimed at ensuring that adequate land is available to accommodate economic development.

Staff believes that this request is consistent with the intent and purpose of the zoning code and the Comprehensive Plan (Connections 2025). Staff is also of the opinion that the request is compatible with the existing development and trend in the surrounding area.

STAFF RECOMMENDATION

Staff recommends **approval** of the requested **CD-LI** (Conditional District-Light Industrial) zoning district.